

TOWN OF LANCASTER
CONSERVATION COMMISSION
Prescott Building, Nashaway Meeting Room
July 23, 2019

Members Present: Tom Christopher, Vice-Chair; Don Chaisson; Shawn Corbett; Thomas Seidenberg; James Lavallee; Bonnie Smith

Members Absent: Nate Stevens

Also Present: David Koonce, Conservation Agent

List of Documents:

- Conservation Commission Agenda for July 23, 2019
- Cichy Notice of Intent and plans
- Burgoyne Request for Determination of Applicability and plans
- Fort Pond Realty, LLC Abbreviated Notice of Resource Area Delineation and plans
- Crescent Builders, Inc. Notice of Intent and Plans
- Meeting Minutes of May 14, 2019

There being a quorum present, Vice Chair Tom Christopher called the meeting to order at 7:03 PM.

Public Hearing – Notice of Intent; J. Michael Cichy; 2029 Lunenburg Road

Present: John Sargent, Foresite Engineering, representing Applicant

At 7:04 PM Vice Chair Tom Christopher read aloud a Notice of Public Hearing thereby convening a public hearing to consider the Notice of Intent: J. Michael Cichy; 2029 Lunenburg Road.

John Sargent, representing the Applicant, described the proposed project as demolition of the existing house followed by re-construction in a somewhat different footprint; the new structure will be located 41 feet farther from the wetlands than the existing building.

Commission members expressed concern for the number of trees proposed to be removed by the project, although most are outside the Commission's jurisdiction, i.e. outside the 100-foot Buffer Zone.

Mr. Sargent said that saving more trees would require more square footage of the proposed new house to be in the Buffer Zone than the existing house, which, in his opinion, would not be in the best interests of protecting the wetlands.

The Commission requested Mr. Sargent prepare, for review at the next meeting, an alternative plan which re-locates the proposed house so as to minimize the number of trees removed.

At 7:36 PM Bonnie Smith made a motion to continue the hearing to August 13th. Jim Lavallee seconded the motion. No discussion. VOTE: 6-0-0.

Public Hearing – Request for Determination of Applicability (cont'd from 07.09.19); Thomas Burgoyne; 27 Langen Road

Present: Jack Maloney, Ducharme & Dillis Civil Design Group, Inc., representing Applicant
Mr. Maloney presented a new plan showing changes to the wetland delineation and placement of the erosion control barrier made pursuant to discussions at the July 16th site visit with Mr. Koonce.

Agent Koonce stated that all of the issues raised at the last meeting have been addressed, therefore he recommends a Negative Determination of Applicability with the standard conditions for a septic system repair.

At 7:43 PM Jim Lavalley made a motion to close the hearing. Bonnie Smith seconded the motion. No discussion. VOTE: 6-0-0.

At 7:44 PM Jim Lavalley made a motion to issue a Negative Determination of Applicability with the standard conditions for a septic system repair. Tom Seidenberg seconded the motion. No discussion. VOTE: 6-0-0.

Public Hearing – Abbreviated Notice of Resource Area Delineation (cont'd from 07.09.19); Fort Pond Realty, LLC; 696 Fort Pond Road

Stephen Mullaney, S. J. Mullaney Engineering, Inc., representing Applicant

Agent Koonce reported that the Applicant has requested a continuance to August 13th pending completion of the peer review of the wetland delineation by the Commission's consultant BSC Group.

At 7:47 PM Jim Lavalley made a motion to continue the hearing to August 13th. Bonnie Smith seconded the motion. No discussion. VOTE: 6-0-0.

Public Hearing – Notice of Intent (cont'd from 07.09.19); Crescent Builders, Inc.; Sterling Road (Map 41, Lot 34.B)

Mark Arnold, Goddard Consulting, LLC, representing Applicant

Agent Koonce reported that the Applicant has requested a continuance to the next meeting to allow the peer review of the vernal pool boundaries to move forward, however, the Applicant has still not provided plans showing the location of the salamander egg masses and a delineation of the vernal pool boundaries, so the peer review has not been able to get started.

The Commission discussed how to proceed; agreement is unanimous among Commission members and the Conservation Agent that the vernal pool boundaries must be shown on a plan in order for the Commission to be able to review the project's compliance with the Wetlands Protection Act and associated regulations.

At 7:56 PM Jim Lavalley made a motion to instruct the Conservation Agent to request of the Applicant that either the GPS'ed or surveyed salamander egg mass locations be put on the approved ANRAD plan, and to inform the Applicant that requests for proposals to prospective peer reviewers will not be solicited until the requested information is received. Bonnie Smith seconded the motion. No discussion. VOTE: 6-0-0.

Items for Approval and/or Signature

Meeting Minutes of May 14, 2019

At 8:01 PM Tom Seidenberg made a motion to approve the minutes of May 14, 2019. Don Chaisson seconded the motion. No discussion. VOTE: 6-0-0.

Adjourn

At 8:03 PM Jim Lavalley made a motion to adjourn the meeting. Shawn Corbett seconded the motion. No discussion. VOTE: 6-0-0. The meeting was adjourned at 8:04 PM.

Respectfully submitted,
David Koonce
Conservation Agent